

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: David M. Abramson, Planner I

SUBJECT: Plat, P 12-1-03, Lay-Sanchez Ranches, 2320 S.W. 127th Avenue / Generally located on the east side of S.W. 127th Avenue, between S.W. 20th and S.W. 26th Street.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS "LAY-SANCHEZ RANCHES" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The applicant requests approval of the plat "Lay-Sanchez Ranches" for two (2) single-family detached units. The subject site consists of 2.4 acres net (104,544 square feet), and is generally located on the east side of S.W. 127th Avenue, between S.W. 20th and S.W. 26th Street. Access is provided via a 25' permanent ingress-egress easement along the southern boundary line of the "Lay-Sanchez Ranches" plat. A ten (10) foot equestrian trail is being dedicated on the plat adjacent to S.W. 127th Avenue. In addition, a non-vehicular access line (NVAL) is provided on the plat's western boundary. The applicant has agreed to bond for future construction of a portion of S.W. 12th Avenue adjacent to the plat.

To the north, east, south and west of the site are plant nurseries and residential homes all in accordance with Future Land Use Plan Map designations of Residential 1 DU/AC. The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Staff finds that the plat is in conformance with all applicable Codes and Ordinances in terms of access, location, right-of-way, size, and use. The proposed project is compatible with the surrounding properties.

PREVIOUS ACTIONS: None

CONCURRENCES: At the June 23, 2004 Planning and Zoning Board Meeting, Vice-Chair Turin made a motion, seconded by Mr. Stevens, to approve P 12-1-03, Lay-Sanchez Ranches. (Motion carried 4-0, Ms. Lee was absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions must be met:

1. The property owner shall document and provide a bond to secure the conditions and agreements for future construction of a portion of S.W. 12th Avenue adjacent to the plat "Lay-Sanchez Ranches," between the Town of Davie and the property owner.
2. Sufficient capacity of the regional road network, as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
3. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
4. The applicant shall amend the ten (10) foot equestrian easement to a ten (10) foot equestrian dedication adjacent to S.W. 127th Avenue.

Attachment(s): Resolution, Planning Report, Plat, Future Land Use Plan Map, Zoning and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS "LAY-SANCHEZ RANCHES" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as Lay-Sanchez Ranches was considered by the Town of Davie Planning and Zoning Board on June 23, 2004;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat known as Lay-Sanchez Ranches is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

SECTION 4. The property owner shall document and provide a bond to secure the conditions and agreements for future construction of a portion of S.W. 12th Avenue adjacent to the plat "Lay-Sanchez Ranches," between the Town of Davie and the property owner.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2004.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2004.

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Siuping Sanchez
Address: 2320 S.W. 127th Avenue
City: Davie, Florida 33325
Phone: (954) 275-3426

Agent:

Name: Jane Storms
Address: 5381 Nob Hill Road
City: Sunrise, Florida
Phone: (954) 572-1777

Background Information

Application History: No deferrals have been requested.

**P & Zoning Board
Recommendation:**

At the June 23, 2004 Planning and Zoning Board Meeting, Vice-Chair Turin made a motion, seconded by Mr. Stevens, to approve P 12-1-03, Lay-Sanchez Ranches. (Motion carried 4-0, Ms. Lee was absent)

Application Request: Approval of the plat "Lay-Sanchez Plat" for two (2) single-family residential lots.

Address/Location: 2320 S.W. 127th Avenue / Generally located on the east side of S.W. 127th Avenue, between S.W. 20th and S.W. 26th Street.

**Future Land Use
Plan Map:**

Residential 1 DU/AC

Zoning: AG, Agricultural District

Existing Use: Vacant, One (1) Lot

Proposed Use: Two (2) Lots

Parcel Size: 2.4 acres net (104,544 square feet)

Surrounding Future Land

	<u>Surrounding Uses:</u>	<u>Use Plan Map Designations:</u>
North:	Vacant	Residential 1 DU/AC
South:	Vacant	Residential 1 DU/AC
East:	Vacant	Residential 1 DU/AC
West:	Single family dwelling	Residential 1 DU/AC

Surrounding Zoning:

North:	AG, Agricultural District
South:	AG, Agricultural District
East:	AG, Agricultural District
West:	A-1, Agricultural District

Zoning History

Related Zoning History: Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Application Details

The applicant's submission indicates the following:

1. *Site:* The applicant requests approval of the plat "Lay-Sanchez Ranches." The subject site consists of 2.4 acres net (104,544 square feet).
2. *Restrictive Note:* The plat is restricted to two (2) single-family detached units.
3. *Access:* Access to the property is via S.W. 127th Avenue onto a provided 25' permanent ingress-egress easement along the southern boundary line of the "Lay-Sanchez Ranches" plat.
4. *Trails:* The plat is providing a 10' Equestrian and Recreational Trail for a future trail along the western boundary plat line, parallel to S.W. 127th Avenue.
5. *Easements and Reservations:* There is a 10' utility easement on the south and west portions of Parcel "A" and south portion of Parcel "B." In addition, there is a 10' FPL easement along the northern boundary line of both parcels.
6. *Dedications:* The applicant will be required to amend the equestrian easement to a ten (10) foot equestrian dedication to the Town of Davie adjacent to S.W. 127th Avenue.
7. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from Central Broward Water Control District shall be obtained prior to issuance of any site development permit.

8. *Compatibility:* To the north, east, south and west of the site are plant nurseries and residential homes all in accordance with Future Land Use Plan Map designations of Residential 1 DU/AC.

Applicable Codes and Ordinances

Article XII of the Land Development Code, Subdivisions and Site Plans.

Section 12-360(B) (1) of the Land Development Code, platting requirements.

Section 12-366.1 (A) thru (D) Submission requirements for plats.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Committee (DRC) Comments

Engineering: The property owner shall document and provide a bond to secure the conditions and agreements stipulated during the development of the plat "Lay-Sanchez Ranches," between the Town of Davie and the property owner. Specifically, construct a two (2)-lane, fifty (50) foot right-of-way, section of S.W. 127th Avenue, adjacent to the site.

Staff Analysis

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The traffic generated by this development can be accommodated by the adjacent local roadway. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the plat is in conformance with all applicable Codes and Ordinances in terms of access, right-of-way, and use. The proposed project is compatible with the surrounding properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions shall be met:

1. The property owner shall document and provide a bond to secure the conditions and agreements for future construction of a portion of S.W. 12th Avenue adjacent to the plat "Lay-Sanchez Ranches," between the Town of Davie and the property owner.
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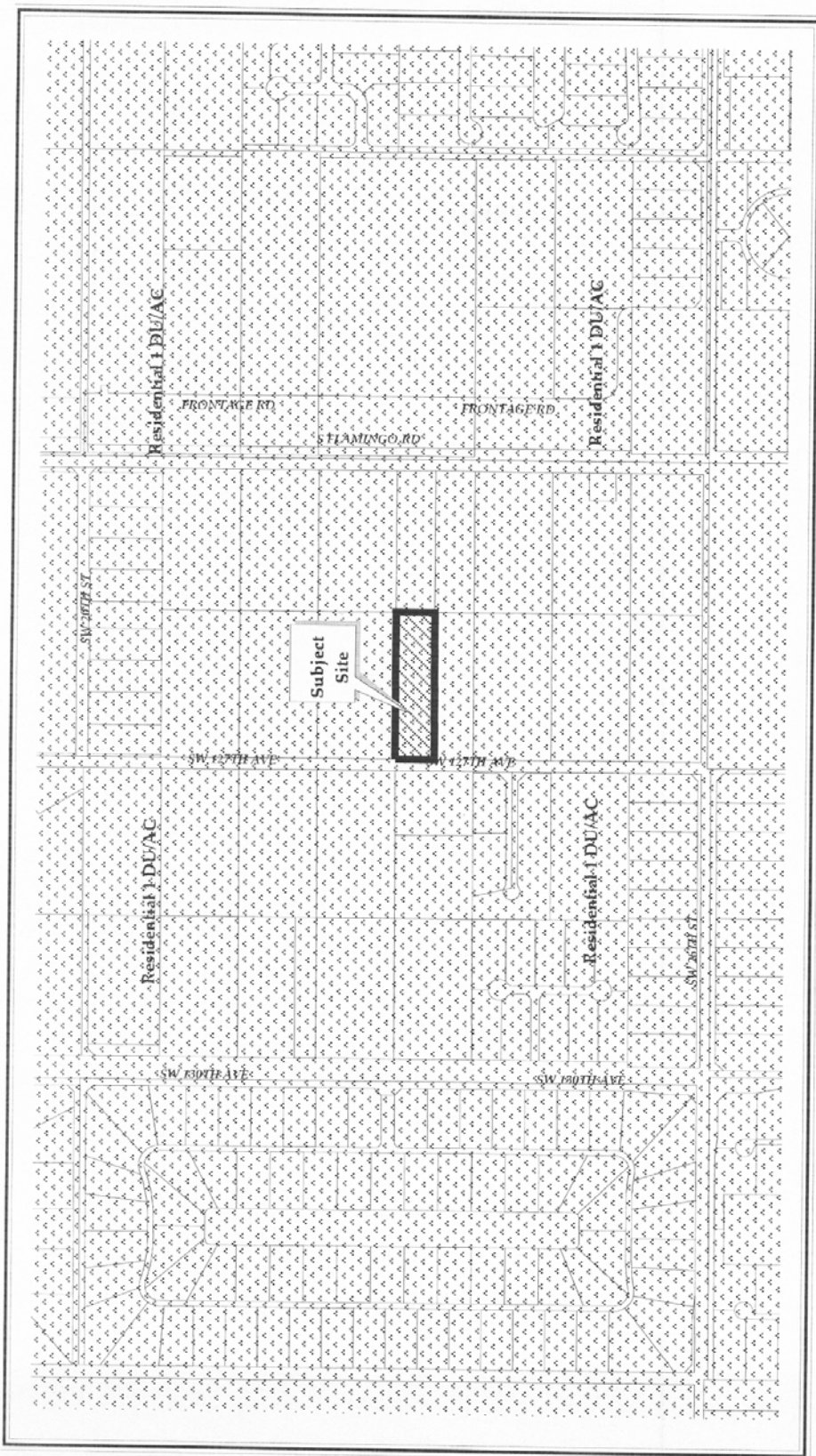
Planning and Zoning Board Recommendation

At the June 23, 2004 Planning and Zoning Board Meeting, Vice-Chair Turin made a motion, seconded by Mr. Stevens, to approve P 12-1-03, Lay-Sanchez Ranches. (Motion carried 4-0, Ms. Lee was absent)

Town Council Action

Exhibits

1. Plat
2. Future Land Use Plan Map
3. Zoning and Aerial Map

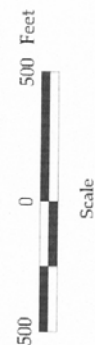


Plat Application
 P 12-1-03, Lay-Sanchez Ranches
 Future Land Use Map

Prepared By: D.M.A.
 Date Prepared: 6/3/04



The Town of Davie
 Development Service Department
 Planning & Zoning Division





Plat Application
P 12-1-03, Lay-Sanchez Ranches
Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 6/3/04



The Town of Davie
Development Service Department
Planning & Zoning Division



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